

CITY of NAPA

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	69,300
Annual Single-Family Units Permitted (1996-98, Avg.):	155
Annual Multi-Family Units Permitted (1996-98, Avg.):	9
Total Annual Residential Units Permitted (1996-98, Avg.):	165

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input checked="" type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	at City Council discretion
Affordable Housing Fee Waiver	at City Council discretion
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: aff. hsg. set aside or in-lieu fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	< 25%

v. Nexus Reports

-none available

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North Napa
Solano Avenue @ Luke Drive

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, 20' of landscaping, utility undergrounding; soundwalls sometimes; traffic lights if needed
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. trees, st. lights, full infrastructure & undergrounding
-Common Amenities / Open Space:	-no open space req'ts; fees only
-Project Management Requirements:	-Conditions of Approval; participation in Landsc, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, traffic, noise, arborist

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	222,750
Total Valuation per 25 Unit Subdivision Model	5,568,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	per hour (20 hrs @ 100/hr + 30 hrs @ 75.26/hr - estimated) ¹		4,258
Zone Change Application Fee	included in hourly fee above		-
Planned Unit Development Fee	included in hourly fee above		-
Planning Dept Plan Check Fee	10% of Building Permit		2,675
Subdivision Map	included in hourly fee above		-
Final Map Fee	deposit		600
Design Review Fee	included in hourly fee above		-
Landscape Review Fee	included in hourly fee above		-
Environmental Assessment / Neg Dec Fee	included in hourly fee above		-
Subtotal Planning Fees			7,533

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	1,070	26,750
Building Plan Check Fee	65% of Bldg Permit	696	17,400
Fire Department Plan Check Fee	25% of Bldg Permit	268	6,700
Fire Department Permit Fee	185/model + 160/unit	(3 @ 185/model + 22 @ 160/unit)	4,075
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	557
Improvements Inspection Fee	2% of improvement val'n		10,000
Electrical Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	1,450
Plumbing Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	1,450
Mechanical Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	1,450
Improvement and Grading Plan Review	per hour (based on 100 hr min. estimate by Pub. Wrks @ 75/hr)		7,500
Grading Permit Fee	schedule based on CY		198
Insulation Fee	5 flat + .01 / sf.	34	850
Subtotal Plan Check, Permit & Inspection Fees			78,795

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance District	flat per unit	100	2,500
School District	1.93 / sf	4,825	120,625
Napa Sanitation District Annexation Fee	150 flat + 100 / acre	5 acres	650
Napa Sanitation District Plan Check Fee	flat per unit	40	1,000
Napa Sanitation District Inspection Fee	flat per unit	35	875
Napa Sanitation District Street Insp. Fee	flat per unit	35	875
Napa Sanitation District Connection Fee	flat per unit	5,660	141,500
City - Area 4: Traffic Fee	10 trips per unit	211.22 per trip x 10 = 2112.20 ea	52,805
City - Area 4: Park Development Fee	flat per unit	391	9,775
City - Area 4: Park Acquisition Fee	flat per unit	456	11,400
City - Area 4: Salvador / Solano Street Fee	flat per unit	2112.20	52,805
City - Water Connection Fee	flat per unit	2,117	52,925
City - Water Service Pipe Fee	flat per unit	1,435	35,875
City - Water Meter Set Fee	flat per unit	230	5,750
City - Street Improvement Fees (Special Area)	flat per unit	3,115	77,875
City - Parking Dedication Tax	flat per unit	1,335	33,375
City - Citywide Park Development Fee	flat per unit	1,003	25,075
City - Citywide Park Acquisition Fee	flat per unit	1,335	33,375
City - Fire & Paramedic Service Fee	flat per unit	216	5,400
City - Excise Tax	flat per unit	125	3,125
City - In-lieu Affordable Housing Fee	2% unit val'n @ 10% of units = (3 @ 2% of 213,750 val'n/unit ea) ²		12,825
City - Ultra Low-Flow Toilet Retrofit Fee	4 units @ 3 toilets/unit (12 @ 375 estimate / toilet = 4500 ea) ³		112,500
Subtotal Infrastructure, Impact & District Fees			792,910

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	879,238
Total Fees per Unit (total from above / 25 units)	35,170

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: West Central Napa
Lone Oak @ Lemon Court

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructure standards
-Typical Reporting	-conditional upon site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	222,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Planning Dept Plan Check Fee	10% of Building Permit		107
Subtotal Planning Fees			107

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	1,070	1,070
Building Plan Check Fee	65% of Bldg Permit	696	696
Fire Department Plan Check Fee	25% of Bldg Permit	268	268
Fire Department Permit Fee	flat	185	185
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	22
Electrical Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	58
Plumbing Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	58
Mechanical Permit Fee	2 / 100 sf	58 (based on 2900 total sq.ft)	58
Improvement and Grading Plan Review	per hour (based on 3 hr min. estimate by Pub. Wrks @ 75/hr)		225
Grading Permit Fee	schedule based on CY		48
Insulation Fee	5 flat + .01 / sf.	34	34
Subtotal Plan Check, Permit & Inspection Fees			3,137

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
Napa Sanitation District Plan Check Fee	flat per unit	25	25
Napa Sanitation District Inspection Fee	flat per unit	35	35
Napa Sanitation District Street Insp. Fee	flat per unit	35	35
Napa Sanitation District Connection Fee	flat per unit	5,660	5,660
City - Water Connection Fee	flat per unit	2,117	2,117
City - Water Service Pipe Fee	flat per unit	1,435	1,435
City - Water Meter Set Fee	flat per unit	230	230
City - Street Improvement Fees (General)	flat per unit	3,877	3,877
City - Citywide Park Development Fee	flat per unit	1,003	1,003
City - Citywide Park Acquisition Fee	flat per unit	1,335	1,335
City - Fire & Paramedic Service Fee	flat per unit	216	216
City - Excise Tax	flat per unit	125	125
City - Ultra Low-Flow Toilet Retrofit Fee	4 units @ 3 toilets/unit	(12 @ 375 estimate / toilet = 4500 ea) ³	4,500
Subtotal Infrastructure, Impact & District Fees			25,418

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	28,662
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	North Central Napa Trancas Street @ Villa Lane
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, 20' of landscaping, utility undergrounding; soundwalls sometimes; traffic lights if needed
-Internal Site Improvements:	-no dedication of streets req'd; dedication of full infrastructure; full street, curbs, gutters, sidewalks, st. trees, st. lights, landscaping & utility undergrounding
-Common Amenities / Open Space:	-passive & active open space negotiated w/ developer; recreation building typical
-Project Management Requirements:	-Conditions of Approval; participation in Landsc, Lighting & Maint. Dist.
-Typical Reporting:	-geotechnical, traffic, noise, arborist

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.90
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	80,400
Total Valuation per 45 Unit Multi-Family Development Model	3,618,000

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	per hour (20 hrs @ 100/hr + 30 hrs @ 75.26/hr - estimated) ¹		4,258
Zone Change Application Fee	included in hourly fee above		-
Planned Unit Development Fee	included in hourly fee above		-
Planning Dept Plan Check Fee	10% of Building Permit		878
Design Review Fee	included in hourly fee above		-
Landscape Review Fee	included in hourly fee above		-
Environmental Assessment / Neg Dec Fee	included in hourly fee above		-
Subtotal Planning Fees			5,136

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
County Mapping Service Fee	flat		415
Building Permit Fee	schedule based on val'n	195	8,775
Building Plan Check Fee	65% of Bldg Permit	126.75	5,704
Fire Department Plan Check Fee	25% of Bldg Permit	48.75	2,194
Fire Department Permit Fee	flat per building	140 x 6 buildings	840
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.04	362
Improvements Inspection Fee	2% of improvement val'n		10,000
Electrical Permit Fee	2 / 100 sf	24 (based on 1200 total sq.ft)	1,080
Plumbing Permit Fee	2 / 100 sf	24 (based on 1200 total sq.ft)	1,080
Mechanical Permit Fee	2 / 100 sf	24 (based on 1200 total sq.ft)	1,080
Improvement and Grading Plan Review	per hour (based on 100 hr min. estimate by Pub. Wrks @ 75/hr)		7,500
Grading Permit Fee	schedule based on CY		180
Insulation Fee	5 flat + .01 / sf.	17	765
Subtotal Plan Check, Permit & Inspection Fees			39,975

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Landscape, Lighting & Maintenance District	flat per unit	100	4,500
School District	1.93 / sf	1,930	86,850
Napa Sanitation District Annexation Fee	150 flat + 100 / acre	3 acres	350
Napa Sanitation District Plan Check Fee	flat per unit	25	1,125
Napa Sanitation District Inspection Fee	flat per unit	35	1,575
Napa Sanitation District Street Insp. Fee	flat per unit	35	1,575
Napa Sanitation District Connection Fee	flat per unit	5,660	254,700
City - Water Connection Fee	flat per unit	2,117	95,265
City - Water Service Pipe Fee	flat per unit	1,435	64,575
City - Water Meter Set Fee	flat per unit	230	10,350
City - Big Ranch Water Fee	flat per unit	720	32,400
City - Big Ranch Sewer Fee	flat per unit	281	12,645
City - Big Ranch Park Fee	flat per unit	326	14,670
City - Big Ranch Road Fee	flat per unit	1,221	54,945
City - Big Ranch Admin Costs	flat per unit	48	2,160
City - Big Ranch Planning Costs	flat per unit	17	765
City - Street Improvement Fees (Special Area)	flat per unit	2,109	94,905
City - Parking Dedication Tax	flat per unit	1,335	60,075
City - Citywide Park Development Fee	flat per unit	639	28,755
City - Citywide Park Acquisition Fee	flat per unit	850	38,250
City - Fire & Paramedic Service Fee	flat per MF building	336.69 x 6 buildings	2,020
City - Excise Tax	flat per unit	125	5,625
City - In-lieu Affordable Housing Fee	none		0
Subtotal Infrastructure, Impact & District Fees			868,080

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	913,191
Total Fees per Unit (total from above / 45 units)	20,293

Notes: ¹Planning Dept fees are based on a flat deposit subtracted from eventual staff time and materials costs. Fees here are based on estimated hourly staff inputs for a Principal Planner @ 100 per hour and an Assistant Planner @ 75.26 per hour.

²Affordable Housing Dedication or In-Lieu Fees are based on the dedication of 10% of units to the city in perpetuity for purposes of rental to very low- and low-income households; or conversely on the payment of an in-lieu fee to the city. This fee is based on the valuation of a similarly sized unit (excluding garages) multiplied by a factor of either 1% or 2 %, depending on the cost of the unit. Units valued at less than \$86700 pay no fee. Additionally, there are other exemptions and incentives depending on project components.

³Each developer of a new single-family residence (connected to the city water system) is required to retrofit 4 existing homes with new ultra-low flow toilets. The costs of these are estimated here at \$375 each based on installation time and materials. We are assuming each existing home has 2.5 baths with a total of 3 toilets per unit.